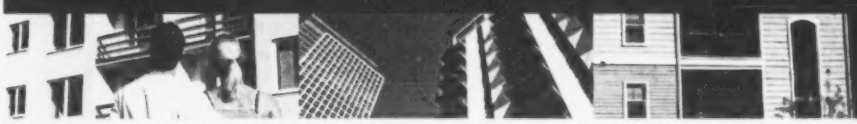
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Kitchener-Cambridge-Waterloo and Guelph CMAs



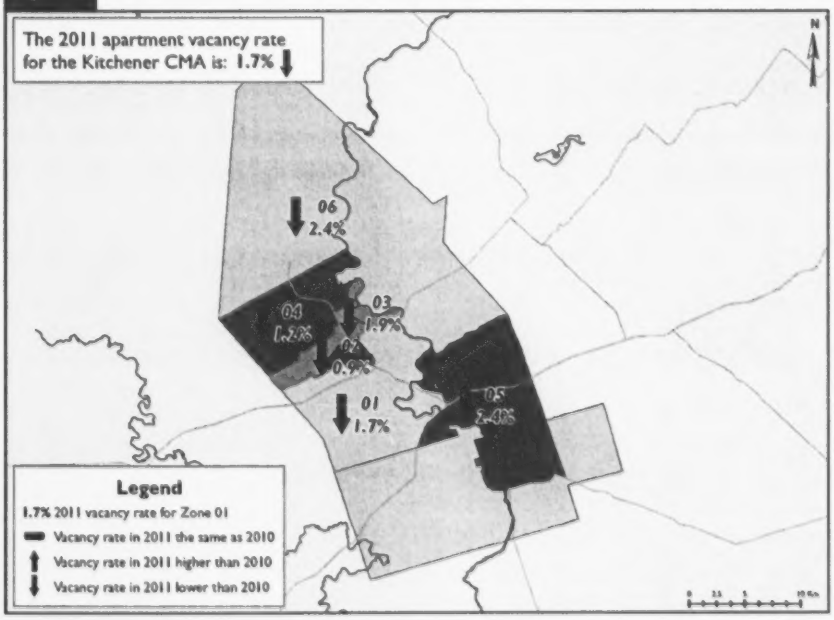
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2011

Highlights

- The average vacancy rate in Kitchener moved lower to 1.7 per cent. In Guelph, the average vacancy rate decreased to 1.1 per cent.
- More students and young adults renting and less movement into homeownership exerted downward pressure on vacancies.
- Kitchener's average two-bedroom rent in existing structures increased by 1.5 per cent, while in Guelph it was 0.9 per cent, unchanged from last year.
- In 2012, the vacancy rate in Kitchener will move slightly higher to 1.9 per cent and to 1.4 per cent in Guelph.

Figure 1



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Higher Rental Demand in Kitchener and Guelph

Lower vacancy rate

The apartment vacancy rate in Kitchener declined to 1.7 per cent from 2.6 per cent in 2010. In Guelph, the vacancy rate dropped to 1.1 per cent from 3.4 per cent last October. These vacancy rates were the lowest since 2001. Demand for rental apartments in both the Kitchener-Cambridge-Waterloo (hereafter Kitchener) and Guelph Census Metropolitan Areas (CMAs) increased between October of 2010 and 2011 since the number of occupied rental units increased in both centres.

A number of factors, both economic and demographic, contributed to the increased demand for rental accommodation and consequently lower vacancy rates. These factors included fewer first-time buyers, more students and young adults, as well as stronger employment. Completions of new apartments, both rental and condominium offset some of the downward pressure on vacancy rates.

Availability rate also lower

The availability rate is an indicator of all units on the market, including those which are not yet vacant because the tenant has given or received notice but hasn't moved out yet. The availability rates in Kitchener and Guelph moved lower, indicating fewer units were coming onto the market. Moreover, the availability rates declined faster than the vacancy rates, indicating that units that came onto the market were not re-rented as quickly as they had been last year. In Kitchener, the availability rate decreased to 3.4 per cent from 4.5 per cent last October. In Guelph, 2.1 per cent of rental apartments were considered available for rent this October, down from 6.0 per cent last year.

Fewer rental households moving to ownership

Fewer rental households made the move to home ownership this year. The two-bedroom vacancy rate in Kitchener decreased to 1.6 per cent from 2.9 per cent last October, while the two-bedroom vacancy rate in Guelph fell to 1.3 per cent from 3.3 per cent. Early in 2010, sales in the resale market spiked as first-time buyers hurried to buy before expected mortgage rate increases. With many having completed their purchase last year, there are fewer rental households in the market ready to purchase a home this year. The decline in vacancy rates followed a decrease in existing home sales at the lower price ranges, another indication potential first-time buyers were not moving out of rental accommodations.

Housing affordability also restrained potential first-time buyers. The gap between the average mortgage payment for a resale home and the average two-bedroom rent increased marginally from the same time last year. With higher home prices, renter households needed to save longer for a down payment. In addition, with uncertain global economic conditions, some renter households were putting off their home purchase.

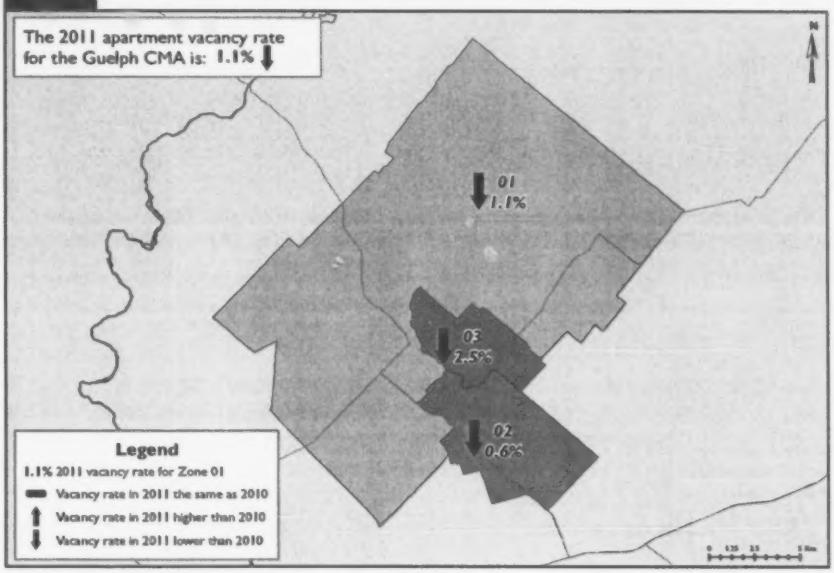
Younger households and the rental market

An increased number of younger people are renting this year. Close to 30 per cent of the population in Kitchener and Guelph is between the ages of 15 and 34. This age group grew by more than one per cent in the last year and with its higher propensity to rent, formed more rental households. Financial considerations and employment prospects determine whether young adults live at home or form a rental household. In the past year, full-time employment for young adults improved, allowing them to form a household and enter the rental market. Many who found employment in the last year are still saving up for a down payment and movement to home ownership is limited.

With higher enrolment at the three universities and the community college within the Kitchener-Guelph area, demand from students for rental housing increased. Students have a choice of rental accommodation. Students may rent units in university-sponsored student housing on campus, purpose-built private rental student housing, secondary rental market (units in private homes), or purpose-built rental housing geared to the general public. In Kitchener, many buildings geared solely to students have been built in the past few years. Such buildings are excluded from the survey; nonetheless, they do compete with purpose-built rental units geared to the general public.

Students renting units in private purpose-built rental housing geared to the general public affect the rental vacancy rate directly. Certain submarkets have low vacancy rates which are to some degree related to an area's popularity with students. The lowest apartment vacancy rate in Kitchener at 0.9 per cent was in Kitchener Central (Zone 2), followed by the City of Waterloo (Zone 4) with a vacancy rate of 1.2 per cent. These areas are popular with both students attending university and young adults working in the downtown areas of Kitchener and Waterloo. In Guelph, Zone 2 Guelph South had the lowest vacancy rate at 0.6 per cent. The

Figure 2



University of Guelph is located in this zone.

Immigration not as supportive of rental demand in 2011

Immigration supports rental demand since immigrants typically rent for 3 – 4 years when they first come to Canada. In the 2008-2010 period, an average of 3,800 immigrants chose to live in Kitchener each year. However, in 2011, immigration to Ontario was lower by 20 per cent and fewer immigrants relocated to Kitchener. As a result, immigration was not as supportive of rental demand as in previous years.

Net international migration accounted for nearly half of total population growth in the past several years. Immigration is equally important in the Guelph CMA where approximately 40 per cent of the population growth comes from international migration. One-third of the increase in population due to migration came from young adults between the ages of 18 and 24 in both the KCW and Guelph CMAs.

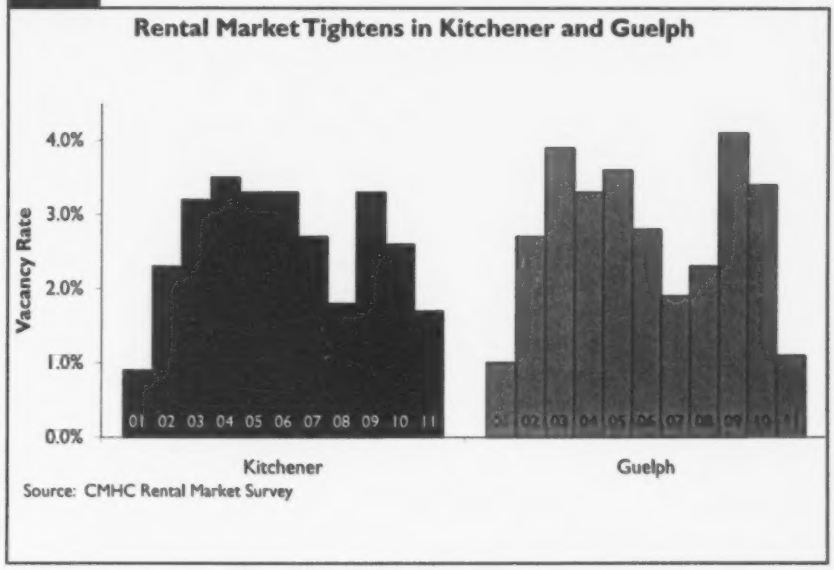
Some students, who come to the area to attend university and college, finished their schooling, found work and settled in Kitchener-Guelph. In addition, the high-tech sector attracts young professionals to the area. Young people moving to Kitchener provide a steady flow of people into rental housing which in 2011 more than offset the outflow of people from rental into homeownership.

The vacancy rate for one-bedroom units in Kitchener declined to 1.5 per cent from 2.9 per cent last year. In Guelph, the one-bedroom vacancy rate dropped to 0.7 per cent in October 2011 from three per cent last year. Young households, students and immigrants increased demand for one-bedroom units. In both CMAs, the one-bedroom vacancy rate was the lowest of all bedroom types.

Condominiums compete with rental

An increase in the supply of condominium apartments exerted upward pressure on vacancy rates. In Kitchener, 268 condominium apartments were completed between October 2010 and September 2011, up from the 183 units completed before the 2010 survey. In Guelph, there were 220 completions of condominium apartments, up from the 145 completions between October 2009 and September 2010. Condominium apartments are a

Figure 3



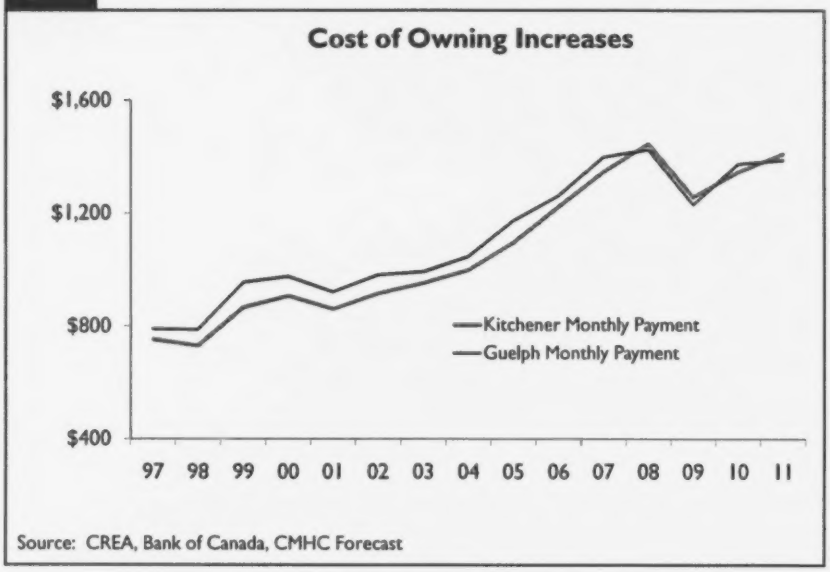
more affordable ownership option than other types of homes and so facilitate the movement from rental into homeownership. They are also an option for downsizing empty-nesters and so limit the move into rental. Aging baby boomers were particularly attracted to Guelph and the new condominium projects that were completed in the past few years.

A closer look at rental demand

The market tightening also had a differential impact on the demand by type of apartment. In Kitchener, buildings built in 1990 or later recorded the lowest vacancy rate at 0.4 per cent, despite having the highest average rents. Renters were willing to pay more for units in newer buildings which have more amenities. Better employment prospects and higher incomes also supported the demand for higher-end units. Only 12 per cent of the total apartment universe in Kitchener was built since 1990 and competition for these units was strong. Buildings built before 1960 had the highest vacancy rate at 3.5 per cent. These older buildings have fewer amenities. In Guelph, buildings built between 1975 and 1989 had the lowest vacancy rate at 0.3 per cent. These are considered the newer buildings in Guelph since only one per cent of the universe of rental apartment units have been built since 1990.

In Kitchener, vacancy rates were lowest in units priced above $900. Downsizing baby-boomers and young professionals would be attracted to these higher-end units. In Guelph, vacancy rates were at or below one per cent for apartment units in all price ranges between $600 and $999. Although the rental market has tightened in both CMAs, differences do occur between apartment types.

Figure 4

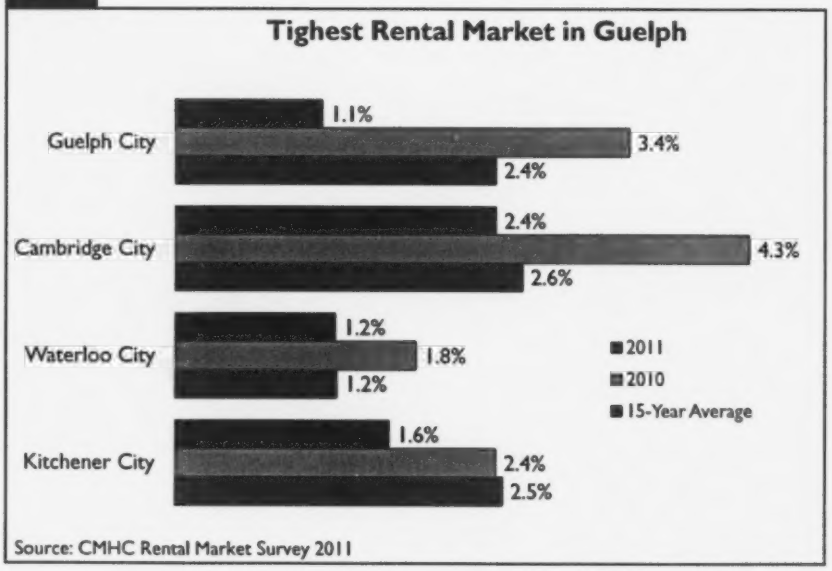


Source: CREA, Bank of Canada, CMHC Forecast

Supply Puts Upward Pressure On Vacancy Rates

In Kitchener, new rental supply likely exerted upward pressure on vacancy rates in purpose-built rental. A total of 409 rental apartment units were completed in Kitchener between July 2010 and June 2011. Of the units completed, 389 were not considered part of the rental survey universe, as they were targeted solely to students or they were non-profit units. Although these units are excluded

Figure 5



Source: CMHC Rental Market Survey 2011

from the survey, they could have attracted some student households and households requiring assistance. As a result of the new units added and the conversion of some older units to other uses or torn down, the rental survey universe in Kitchener decreased by 43 units. In addition, although not included in the 2011 rental universe, 294 apartment units were completed in the third quarter of this year, and would be in direct competition with the current stock.

In Guelph, only ten units of purpose-built rental apartments were completed in the last 18 months, all in structures with less than three units and would not have been added to the Guelph rental universe. As a result of conversions or demolition of older units, the universe in Guelph declined by 93 units.

Approximately 25 per cent of rental households rent in the secondary market. Although not a significant percentage of the secondary market, some condominium apartments may be rented out by their owners, adding to the supply of rental units and competing directly with purpose-built units.

Supply did not keep pace with the increased demand, pulling the vacancy rate lower. The lack of any type of new rental supply in Guelph is one of the reasons why the vacancy rate fell more sharply than in Kitchener.

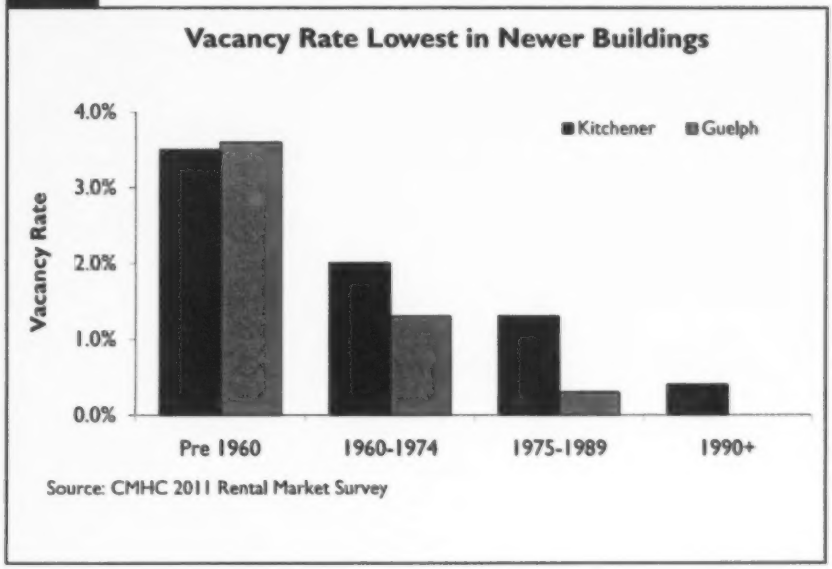
Rents Grow Above Guideline Amounts

The average rent for two-bedroom apartments in structures that were common to the survey for both 2010 and 2011 increased by 1.5 per cent in Kitchener, down from 1.6 per cent in October 2010. In Guelph, the percentage change for existing units was 0.9 per cent, unchanged from last year. The Residential Tenancies Act (RTA) guideline for 2011 was 0.7 per cent. In both CMAs, the percentage change was above the guideline rate.

Figure 6

Rents in 2011 in buildings built before 1992 could not be increased by more than 0.7 per cent for sitting tenants. In Kitchener, 12 per cent of purpose-built rental apartment units were completed after 1991 and are not regulated by the RTA. In addition, turnover was slightly higher in Kitchener. These two facts combined to push the rent increase above the guideline rate. In Guelph, only one

Figure 7



per cent of rental apartment units were completed after 1991 and with slightly lower turnover, rent increases were only marginally higher than the guideline rate.

Rent increases for two-bedroom apartments in existing structures varied across the Kitchener-Cambridge-Waterloo CMA. Increases ranged from a high of three per cent in Zone 6, to a low of 1.1 per cent in Zone 5.

Rental market slightly less affordable in Kitchener

According to CMHC's rental affordability indicator, Kitchener's rental market affordability declined slightly from last year. The rental affordability indicator is a gauge of how affordable a rental market is for those households which rent. In general, as the indicator increases, the market becomes more affordable. The rental affordability indicator in Kitchener was 109, with the cost of renting a median priced two-bedroom apartment increasing at a slightly faster pace than income. The rental affordability indicator is not available for Guelph due a lack of required data.

Rental Market Outlook – 2012

The vacancy rates for private rental apartments in Kitchener and Guelph will move slightly higher in 2012 as supply increases will outpace growth in demand. In Kitchener, the vacancy rate will move slightly higher to 1.9 per cent in 2012 from 1.7 per cent this year, while the vacancy rate will increase to 1.4 per cent in Guelph from 1.1 per cent in 2011.

Demand for rental apartments in both CMAs will remain close to current levels due to several factors. The gap between owning and renting will decline slightly in 2012. Mortgage rates are expected to remain at their current low levels through 2012 and with little price growth expected in home prices, mortgage carrying costs will increase only slightly in 2012. With rent increases expected to be near three per cent in 2012, the cost gap between owning and renting will narrow. With some renter households having put off their home purchases in 2011, some will be ready to buy in 2012. This will increase the number of households leaving rental, pushing the number of vacant units slightly higher. On the other hand, immigrants and students will add to rental demand. Enrolment at local colleges and universities continues to increase and will support rental demand in 2012. Both young adults moving out of their parental home and downsizing baby boomers will add to the demand for rental accommodation.

On the supply side, rental completions will increase in 2012. Currently, there are 984 rental apartments under construction in Kitchener, up from the 668 units at the same time last year. In Guelph, for the first time in several years, there are 90 rental units under construction. This supply will put upward pressure on vacancy rates. Moreover, in Kitchener, there are more than 500 condominium apartment units under construction at the current time and in Guelph, more than 100.

While the majority of rental apartments in both CMAs are subject to rent guidelines for existing tenants, turnover will increase slightly in 2012 due to more rental households moving to home ownership. The Residential Tenancies Act (RTA) guideline for 2012 is 3.1 per cent and with low vacancy rates, it will likely set the tone for rent increases in Kitchener and Guelph. In Kitchener, the two-bedroom rent will increase to $916 in 2012, and in Guelph, the two-bedroom rent will move higher to $930.

National Vacancy Rate Decreased in October 2011

The average rental apartment vacancy rate in Canada's 35 major centres[1] decreased to 2.2 per cent in October 2011 from 2.6 in October 2010. Immigration and increased employment in the under 25 years age group have been factors supporting demand for rental units.

The major centres with the lowest vacancy rates in October 2011 were Regina, (0.6 per cent), Winnipeg, Kingston and Guelph (1.1 per cent), and St. John's (1.3 per cent). The major centres with the highest vacancy rates were Windsor (8.1 per cent), Abbotsford (6.7 per cent), Saint John (5.9 per cent), Sherbrooke (4.7 per cent), and Moncton (4.3 per cent).

The Canadian average two-bedroom rent was up from $860 in October 2010 to $883 in October 2011. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,237), Toronto ($1,149), Ottawa ($1,086), Calgary ($1,084), Victoria ($1,045), Edmonton ($1,034) and Barrie ($1,001). The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($547), Saguenay ($557), and Sherbrooke ($577).

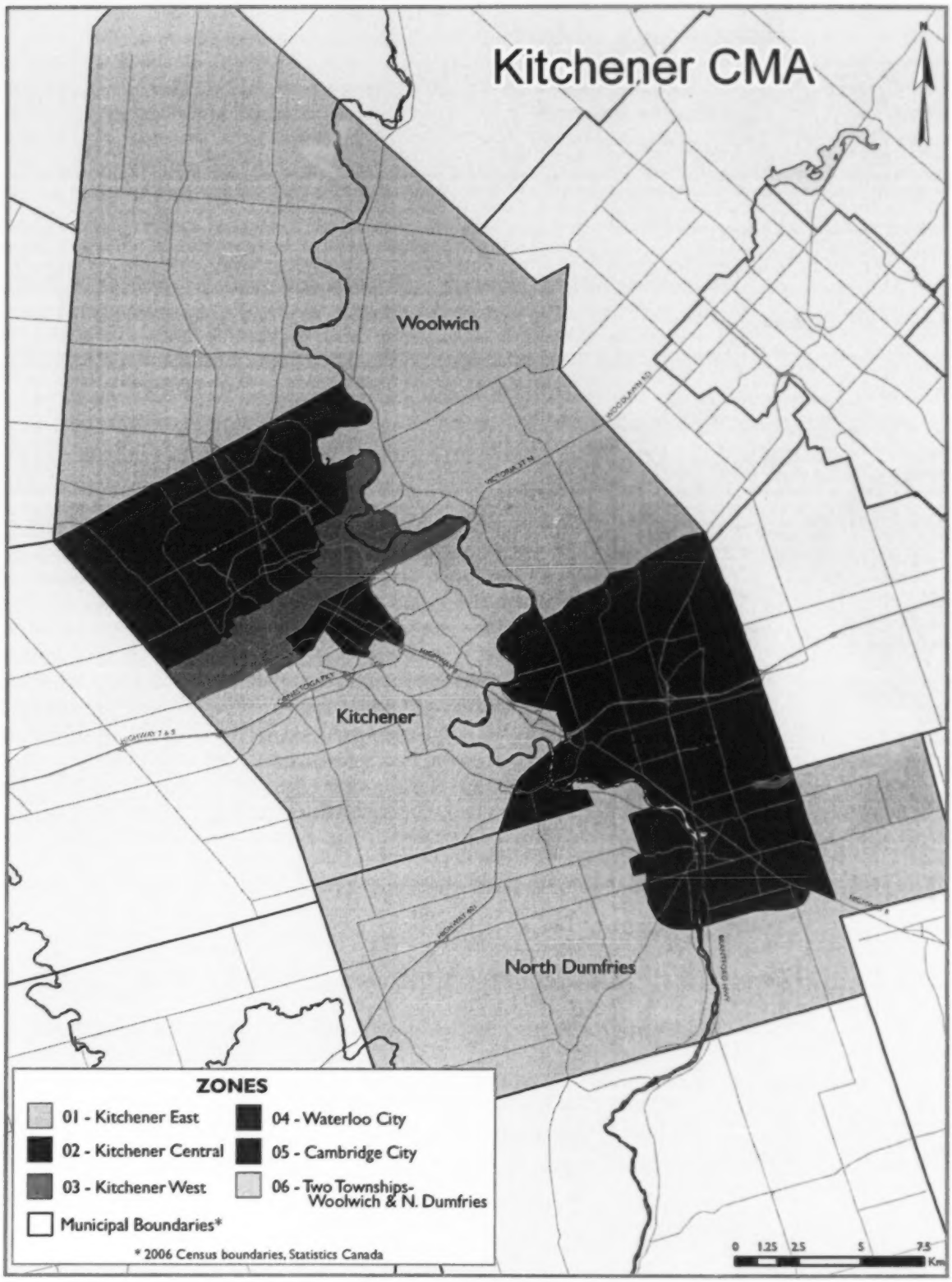
Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.2 per cent between October 2010 and October 2011, a similar pace of rent increase to what was observed between October 2009 and October 2010 (2.4 per cent) and roughly in line with inflation (2.9 per cent).

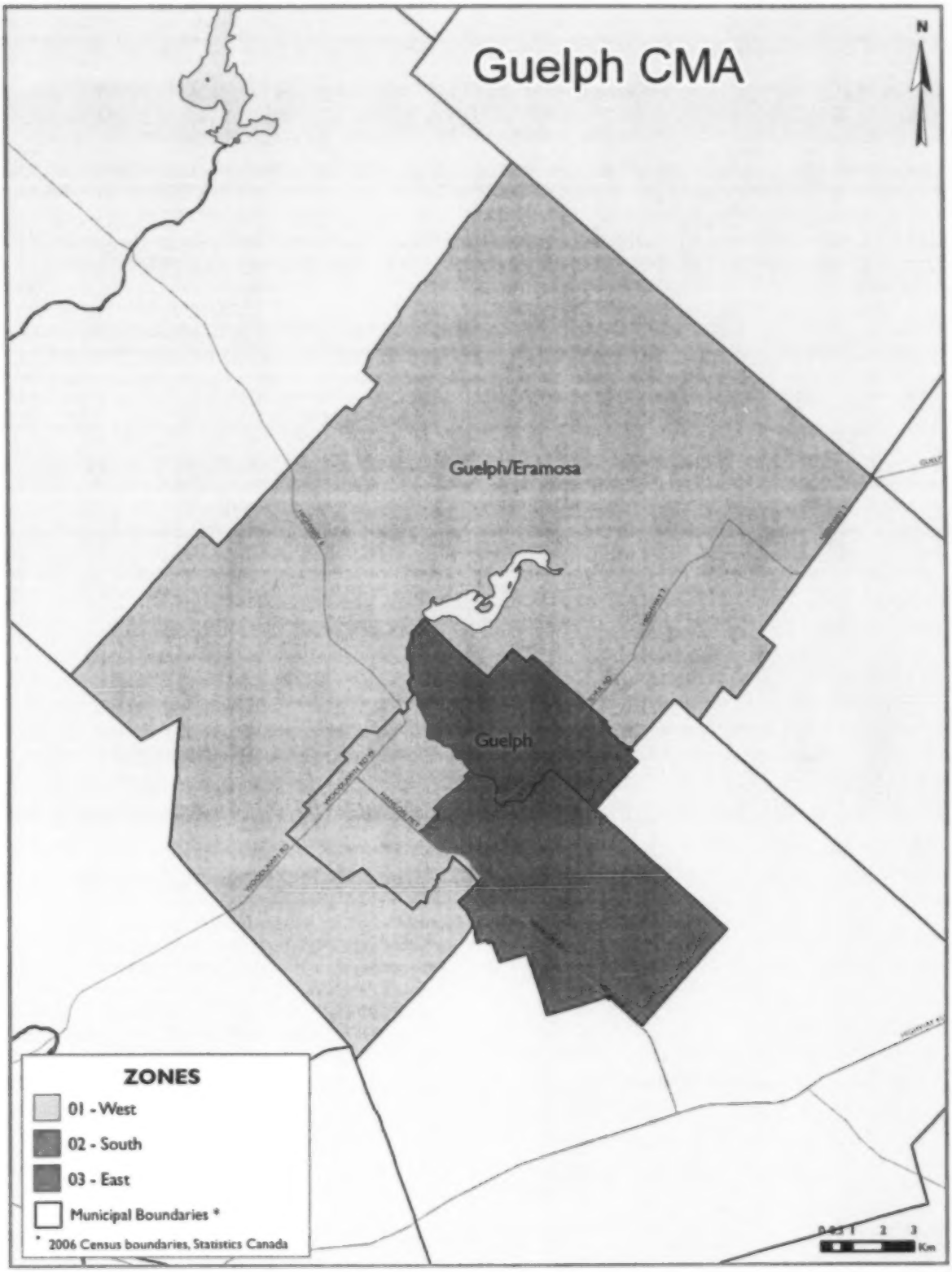
CMHC's October 2011 Rental Market Survey also covers condominium apartments offered for rent in Victoria, Vancouver, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal, and Québec. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 7 of the 11 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.4 per cent), Regina (0.6 per cent), and Vancouver (0.9 per cent). The highest vacancy rates for rental condominium apartments occurred in Calgary (5.7 per cent), Edmonton (3.7 per cent), and Montréal (2.8 per cent).

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2010	Oct. 2011
Abbotsford	6.5	6.7
Barrie	3.4	1.7
Brantford	3.7	1.8
Calgary	3.6	1.9
Edmonton	4.2	3.3
Gatineau	2.5	2.2
Greater Sudbury	3.0	2.8
Guelph	3.4	1.1
Halifax	2.6	2.4
Hamilton	3.7	3.4
Kelowna	3.5	3.0
Kingston	1.0	1.1
Kitchener-Cambridge-Waterloo	2.6	1.7
London	5.0	3.8
Moncton	4.2	4.3
Montréal	2.7	2.5
Oshawa	3.0	1.8
Ottawa	1.6	1.4
Peterborough	4.1	3.5
Québec	1.0	1.6
Regina	1.0	0.6
Saguenay	1.8	1.4
Saint John	5.1	5.9
Saskatoon	2.6	2.6
Sherbrooke	4.6	4.7
St. Catharines-Niagara	4.4	3.2
St. John's	1.1	1.3
Thunder Bay	2.2	1.7
Toronto	2.1	1.4
Trois-Rivières	3.9	3.9
Vancouver	1.9	1.4
Victoria	1.5	2.1
Windsor	10.9	8.1
Winnipeg	0.8	1.1
Total	**2.6**	**2.2**

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).


Kitchener CMA
N
Woolwich
Kitchener
North Dumfries
ZONES
01 - Kitchener East
02 - Kitchener Central
03 - Kitchener West
04 - Waterloo City
05 - Cambridge City
06 - Two Townships- Woolwich & N. Dumfries
Municipal Boundaries*
* 2006 Census boundaries, Statistics Canada
0 1.25 2.5 5 7.5
Km


Guelph CMA
N
Guelph/Eramosa
Guelph
ZONES
01 - West
02 - South
03 - East
Municipal Boundaries *
* 2006 Census boundaries, Statistics Canada
0 0.5 1 2 3
Km

RMS ZONE DESCRIPTIONS - KITCHENER CMA	
Zone 1	**Kitchener East -** Highland Rd. West, Mill St., Victoria Ave. (north), N. Dumfries boundaries (New Dundee Rd.) (south), Woolwich Twp. (Grand River), Cambridge, Hwy 401 (east), Trussler Rd. (west).
Zone 2	**Kitchener Central -** Victoria Ave. (north), Highland Rd. West, Mill St. (south), Conestoga Pkwy (east), Lawrence Ave. (west).
Zone 3	**Kitchener West -** Waterloo City boundaries (north), Highland Rd. West, Mill St., Victoria Ave. (south), Woolwich Twp. (Grand River) (east), Wilmont Line/Wilmont Twp boundaries (west).
Zones 1-3	**Kitchener City**
Zone 4	**Waterloo -** Woolwich Twp boundaries (north), Kitchener City boundaries (south), Woolwich Twp. (Grand River) (east), Wilmont Line (west).
Zone 5	**Cambridge -** Woolwich Twp boundaries (north), N. Dumfries Twp boundaries (south), Town Line Rd. (N. Dumfries Twp, Puslinch Twp) (east), Kitchener City boundaries (west).
Zone 6	**Two Townships - Woolwich:** Waterloo City, Cambridge City boundaries (south), Puslinch Twp (east), Regional Rd 16, Waterloo City, Kitchener City (west); **N. Dumfries:** Kitchener City, (north), Cambridge City boundaries (east), Trussler Rd. (west).
Zones 1-6	**Kitchener CMA**

RMS ZONE DESCRIPTIONS - GUELPH CMA	
Zone 1	**West** - CTs: 0009.03, 0009.04, 0009.05, 0009.06, 0010.01, 0010.02, 0011.00, 0014.00 and 0015.00. Description: Part of Guelph City south of the Speed River and west of Norwich/Suffolk/Paisley and part of Guelph-Eramosa township south of Jones Baseline.
Zone 2	**South** - CTs: 0001.02, 0001.03, 0001.05, 0001.06, 0001.07, 0001.08, 0001.09, 0002.00, 0006.00, 0007.00 and 0008.00. Description: Part of Guelph City south of the Eramosa and Speed Rivers and east of Norwich/Suffolk/Paisley.
Zone 3	**East** - CTs: 0003.00, 0004.01, 0004.02, 0004.03, 0005.00, 0012.00, 0013.01, 0013.02 and 0100.00. Description: Part of Guelph City north and west of the Eramosa and Speed Rivers and part of Guelph-Eramosa Township north of Jones Baseline.
Zones 1-3	**Guelph CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Winnipeg, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Winnipeg, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Kitchener (East)	2.2 c	4.0 d	1.6 a	1.1 a	3.3 b	1.7 a	2.3 a	3.4 c	2.7 a	1.7 a
Zone 2 - Kitchener (Central)	1.5 c	**	1.9 c	1.5 a	1.3 a	0.5 a	4.4 c	0.0 d	1.6 a	0.9 a
Zone 3 - Kitchener (West)	0.6 a	2.6 c	2.2 a	2.1 a	2.5 a	1.6 a	4.1 b	2.3 c	2.4 a	1.9 a
Kitchener City	1.5 b	3.0 d	1.9 a	1.5 a	2.8 a	1.5 a	2.8 a	3.1 d	2.4 a	1.6 a
Zone 4 - Waterloo City	**	**	2.4 b	1.2 a	1.4 a	0.9 a	1.1 d	4.2 c	1.8 a	1.2 a
Zone 5 - Cambridge City	**	**	3.9 b	1.8 b	4.7 b	2.6 a	**	3.4 d	4.3 b	2.4 a
Zone 6 - Two Townships	0.0 a	0.0 a	3.8 b	2.9 a	2.3 b	2.2 a	**	**	2.7 a	2.4 a
Kitchener-Cambridge-Waterloo CMA	1.6 b	2.9 c	2.3 a	1.5 a	2.9 a	1.4 a	2.4 a	3.3 c	2.4 a	1.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Kitchener (East)	613 b	610 b	724 a	733 a	839 a	845 a	986 a	977 a	810 a	815 a
Zone 2 - Kitchener (Central)	541 a	550 b	701 a	700 a	876 b	902 b	1,133 d	**	776 a	794 a
Zone 3 - Kitchener (West)	613 a	651 a	751 a	781 a	862 a	903 a	1,057 a	1,082 a	818 a	853 a
Kitchener City	582 a	601 a	728 a	742 a	850 a	869 a	1,006 a	1,002 a	806 a	822 a
Zone 4 - Waterloo City	660 b	688 c	783 a	786 a	947 a	968 a	1,177 b	1,188 a	899 a	913 a
Zone 5 - Cambridge City	587 a	594 a	746 a	756 a	874 a	885 a	866 a	856 a	837 a	847 a
Zone 6 - Two Townships	539 b	561 a	639 a	675 a	736 a	753 a	**	**	696 a	725 a
Kitchener-Cambridge-Waterloo CMA	589 a	608 a	740 a	751 a	872 a	889 a	1,012 a	1,010 a	828 a	842 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Kitchener (East)	248	245	2,828	2,823	6,188	6,187	656	692	9,920	9,947
Zone 2 - Kitchener (Central)	176	179	1,240	1,219	1,522	1,517	66	62	3,004	2,977
Zone 3 - Kitchener (West)	177	180	1,918	1,939	2,778	2,779	153	150	5,026	5,048
Kitchener City	**601**	**604**	**5,986**	**5,981**	**10,488**	**10,483**	**875**	**904**	**17,950**	**17,972**
Zone 4 - Waterloo City	77	74	1,604	1,603	3,354	3,296	263	251	5,298	5,224
Zone 5 - Cambridge City	72	77	1,329	1,333	3,139	3,139	219	218	4,759	4,767
Zone 6 - Two Townships	6	6	102	102	182	183	6	6	296	297
Kitchener-Cambridge-Waterloo CMA	**756**	**761**	**9,021**	**9,019**	**17,163**	**17,101**	**1,363**	**1,379**	**28,303**	**28,260**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Kitchener (East)	3.9 d	**	3.3 b	2.8 a	5.4 a	3.4 b	4.4 b	4.0 d	4.7 a	3.4 a
Zone 2 - Kitchener (Central)	3.0 d	**	3.1 c	2.0 b	2.5 a	2.0 a	**	0.0 d	2.8 a	2.0 a
Zone 3 - Kitchener (West)	6.0 b	4.5 c	4.3 a	4.1 b	4.3 a	3.9 a	6.1 b	3.7 c	4.4 a	4.0 a
Kitchener City	**4.2 b**	**4.9 c**	**3.6 a**	**3.1 a**	**4.7 a**	**3.3 a**	**4.7 b**	**3.8 c**	**4.3 a**	**3.3 a**
Zone 4 - Waterloo City	**	**	5.0 b	2.2 a	2.9 a	2.6 a	**	4.8 c	3.5 b	2.5 a
Zone 5 - Cambridge City	**	**	5.7 b	3.4 b	6.9 a	4.7 a	5.6 d	4.7 d	6.4 a	4.3 a
Zone 6 - Two Townships	0.0 a	0.0 a	3.8 b	3.8 a	2.9 a	6.1 a	**	**	3.1 b	5.1 a
Kitchener-Cambridge-Waterloo CMA	**3.9 b**	**4.4 c**	**4.2 a**	**3.0 a**	**4.7 a**	**3.5 a**	**4.3 b**	**4.1 c**	**4.5 a**	**3.4 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Kitchener-Cambridge-Waterloo CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1 - Kitchener (East)	2.9 b	2.0 b	1.7 a	1.7 a	1.7 a	1.5 a	1.7 b	1.3 a	1.7 a	1.5 a
Zone 2 - Kitchener (Central)	1.1 a	++	0.9 a	1.9 c	1.1 a	1.8 b	++	++	++	1.9 b
Zone 3 - Kitchener (West)	1.8 b	0.8 a	1.9 a	1.8 a	1.6 a	1.5 a	3.7 b	1.2 a	1.7 a	1.8 a
Kitchener City	**2.2 a**	**1.3 a**	**1.6 a**	**1.8 a**	**1.6 a**	**1.5 a**	**2.1 b**	**1.2 a**	**1.5 a**	**1.7 a**
Zone 4 - Waterloo City	2.2 b	1.5 a	2.4 a	1.4 a	1.9 b	1.6 a	2.0 c	**	2.5 a	1.3 a
Zone 5 - Cambridge City	5.1 d	**	1.7 a	1.1 a	1.5 a	1.1 a	1.3 a	2.4 c	1.7 a	1.0 a
Zone 6 - Two Townships	**	**	++	1.7 b	-5.3 d	3.0 b	n/s	**	++	2.8 b
Kitchener-Cambridge-Waterloo CMA	**2.4 a**	**	**1.8 a**	**1.6 a**	**1.6 a**	**1.5 a**	**2.0 a**	**1.4 a**	**1.7 a**	**1.5 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Kitchener-Cambridge-Waterloo CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Kitchener-Cambridge-Waterloo CMA										
Pre 1960	1.1 d	1.5 d	4.2 d	3.1 d	2.3 b	3.1 d	0.0 d	**	2.9 b	3.5 c
1960 - 1974	1.5 c	3.8 d	2.5 a	1.5 a	3.2 b	2.1 a	2.2 b	2.8 b	2.9 a	2.0 a
1975 - 1989	2.9 b	2.1 c	2.2 a	1.5 a	3.3 a	1.1 a	4.9 c	2.3 c	3.1 a	1.3 a
1990+	**	**	0.0 b	0.3 a	1.1 a	0.4 a	0.0 d	0.7 a	0.7 a	0.4 a
Total	1.6 b	2.9 c	2.3 a	1.5 a	2.9 a	1.6	2.4 a	3.3 c	2.6 a	1.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Kitchener-Cambridge-Waterloo CMA										
Pre 1960	531 a	510 a	619 a	623 a	721 a	739 a	811 a	831 a	661 a	673 a
1960 - 1974	604 a	621 a	734 a	744 a	835 a	847 a	981 a	997 a	802 a	815 a
1975 - 1989	667 a	703 b	773 a	790 a	884 a	908 a	1,092 a	1,117 a	861 a	880 a
1990+	**	**	858 b	882 a	1,164 b	1,159 a	**	n/s	1,078 b	1,074 a
Total	589 a	608 a	740 a	751 a	872 a	889 a	1,012 a	1,010 a	828 a	842 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b-Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Kitchener-Cambridge-Waterloo CMA										
3 to 5 Units	**	**	5.2 c	**	2.7 b	1.3 a	**	**	3.8 c	2.5 c
6 to 19 Units	0.4 b	2.5 c	3.9 c	2.8 b	4.0 c	2.6 b	**	**	3.7 b	2.9 a
20 to 49 Units	2.3 c	2.8 c	2.1 a	0.9 a	3.7 a	1.7 a	2.2 b	2.2 b	3.1 a	1.5 a
50 to 99 Units	**	2.5 c	1.9 b	1.2 a	3.2 a	2.2 a	2.6 b	5.6 b	2.8 a	2.1 a
100 to 199 Units	2.3 a	2.2 c	1.3 a	1.2 a	1.6 a	0.6 a	0.9 a	1.2 a	1.5 a	0.8 a
200+ Units	0.0 a	0.0 a	0.7 a	0.4 a	1.0 a	0.7 a	3.1 a	0.3 a	1.1 a	0.6 a
Total	1.6 b	2.9 c	2.3 a	1.5 a	2.9 a	1.6 a	2.4 a	3.3 c	2.6 a	1.7 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Kitchener-Cambridge-Waterloo CMA										
3 to 5 Units	523 a	496 b	630 a	633 a	763 a	758 a	840 b	856 b	711 a	710 a
6 to 19 Units	524 a	528 a	656 a	675 a	761 a	769 a	958 d	840 a	722 a	729 a
20 to 49 Units	573 a	579 a	703 a	709 a	814 a	829 a	906 a	1,002 a	775 a	792 a
50 to 99 Units	616 a	632 a	759 a	765 a	887 a	891 a	1,012 a	995 a	853 a	858 a
100 to 199 Units	696 a	720 a	824 a	842 a	1,015 a	1,034 a	1,136 a	1,137 a	949 a	967 a
200+ Units	715 a	**	883 a	906 a	1,031 a	1,086 a	1,137 a	1,148 a	980 a	1,016 a
Total	589 a	608 a	740 a	751 a	872 a	889 a	1,012 a	1,010 a	828 a	842 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Kitchener-Cambridge-Waterloo CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Kitchener (East)	1.7 c	**	4.1 d	3.1 d	3.3 b	2.1 b	2.4 a	1.7 a	2.2 a	0.7 a	1.5 a	0.2 a
Zone 2 - Kitchener (Central)	**	0.0 a	4.9 d	3.1 c	2.2 c	1.6 b	**	0.8 a	0.1 a	**	**	**
Zone 3 - Kitchener (West)	7.3 c	5.4 c	4.6 c	3.8 c	2.7 a	1.3 a	2.7 b	0.6 a	1.3 a	1.4 a	0.3 a	1.2 a
Kitchener City	3.1 c	3.1 c	4.4 c	3.3 c	3.0 b	1.6 a	2.4 a	1.4 a	1.2 a	0.7 a	1.0 a	0.5 a
Zone 4 - Waterloo City	**	**	2.0 c	1.8 c	1.5 a	1.0 a	1.1 a	0.7 a	1.6 b	0.9 a	**	**
Zone 5 - Cambridge City	3.5 a	**	4.2 a	3.0 c	4.4 b	1.1 a	5.5 b	4.4 a	2.9 a	1.2 a	n/u	n/u
Zone 6 - Two Townships	**	**	4.1 b	0.7 a	**	**	**	**	n/u	n/u	n/u	n/u
Kitchener-Cambridge-Waterloo CMA	3.8 c	2.5 c	3.7 b	2.9 a	3.1 b	1.5 a	2.8 a	2.1 a	1.5 a	0.8 a	1.1 a	0.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Kitchener-Cambridge-Waterloo CMA										
LT $600	1.2 a	**	**	**	**	0.0 d	**	n/s	**	2.5 c
$600 - $699	2.4 c	3.8 d	2.9 b	1.7 b	2.0 c	1.0 d	**	**	2.7 a	1.7 b
$700 - $799	**	**	2.6 a	2.0 b	2.8 a	1.6 b	**	**	2.7 a	1.8 a
$800 - $899	**	**	1.5 a	0.7 a	4.4 b	2.7 a	0.8 d	**	3.8 b	2.5 a
$900 - $999	**	**	0.8 a	0.7 a	2.6 a	0.8 a	2.2 c	2.7 c	2.4 a	0.9 a
$1000+	n/s	n/s	2.7 b	0.7 a	1.1 a	0.6 a	4.3 b	2.2 b	1.8 a	0.9 a
Total	1.6 b	2.9 c	2.3 a	1.5 a	2.9 a	1.6 a	2.4 a	3.3 c	2.6 a	1.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Kitchener (East)	n/u	n/u	**	**	3.8 b	1.7 c	1.7 a	1.1 a	2.5 a	1.3 a
Zone 2 - Kitchener (Central)	n/s	**	n/s	**	n/u	n/s	**	**	**	**
Zone 3 - Kitchener (West)	n/u	n/u	**	**	**	**	4.7 b	**	4.4 b	**
Kitchener City	**n/s**	******	**4.3 b**	**1.0 a**	**3.4 b**	**1.3 a**	**3.1 b**	**1.6 c**	**3.3 b**	**1.4 a**
Zone 4 - Waterloo City	**	**	0.0 a	**	**	0.0 c	1.5 d	4.8 d	1.8 c	2.7 c
Zone 5 - Cambridge City	n/u	**	**	**	3.3 d	3.8 d	2.5 b	4.2 d	3.1 d	3.8 d
Zone 6 - Two Townships	n/u	n/u	**	**	**	**	**	**	**	**
Kitchener-Cambridge-Waterloo CMA	******	**0.0 a**	**2.3 a**	**0.5 a**	**3.1 c**	**2.0 c**	**2.5 a**	**2.9 b**	**2.8 a**	**2.4 b**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Kitchener (East)	n/u	n/u	**	**	888 a	911 a	979 a	1,012 a	912 b	953 a
Zone 2 - Kitchener (Central)	n/s	**	n/s	**	n/u	n/s	**	**	**	**
Zone 3 - Kitchener (West)	n/u	n/u	**	**	985 d	1,108 a	1,002 a	1,009 a	927 b	1,009 a
Kitchener City	n/s	**	676 a	704 a	896 a	969 a	985 a	1,010 a	916 a	968 a
Zone 4 - Waterloo City	**	**	854 a	**	924 a	930 a	1,034 b	1,092 b	960 a	1,027 a
Zone 5 - Cambridge City	n/u	**	711 b	**	781 a	781 a	919 a	901 a	824 a	816 a
Zone 6 - Two Townships	n/u	n/u	**	**	**	**	**	n/s	**	**
Kitchener-Cambridge-Waterloo CMA	**	610 a	748 a	798 b	863 a	893 a	987 a	1,021 a	907 a	944 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Kitchener (East)	0	0	29	29	392	456	556	522	977	1,007
Zone 2 - Kitchener (Central)	1	1	5	5	0	3	16	13	22	22
Zone 3 - Kitchener (West)	0	0	65	67	96	103	288	284	449	454
Kitchener City	1	1	99	101	488	562	860	819	1,448	1,483
Zone 4 - Waterloo City	7	7	93	93	370	306	534	470	1,004	876
Zone 5 - Cambridge City	0	3	20	20	533	536	230	230	783	789
Zone 6 - Two Townships	0	0	1	1	18	15	4	3	23	19
Kitchener-Cambridge-Waterloo CMA	8	11	213	215	1,409	1,419	1,628	1,522	3,258	3,167

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Kitchener (East)	n/u	n/u	**	**	8.3 b	4.4 c	2.1 a	3.2 c	4.8 b	3.6 b
Zone 2 - Kitchener (Central)	n/s	**	n/s	**	n/u	n/s	**	**	**	**
Zone 3 - Kitchener (West)	n/u	n/u	**	**	**	**	6.2 b	**	7.2 b	**
Kitchener City	n/s	**	9.6 b	6.9 b	8.2 b	4.0 d	3.9 b	3.5 c	5.7 a	3.9 c
Zone 4 - Waterloo City	**	**	1.1 a	**	5.2 d	1.7 c	2.3 c	5.8 d	3.3 c	3.8 d
Zone 5 - Cambridge City	n/u	**	**	**	4.8 c	4.9 d	3.9 c	4.2 d	4.6 c	4.6 d
Zone 6 - Two Townships	n/u	n/u	**	**	**	**	**	**	**	**
Kitchener-Cambridge-Waterloo CMA	**	0.0 a	5.0 b	3.5 d	6.0 b	3.8 d	3.4 b	4.3 b	4.8 b	4.0 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Kitchener-Cambridge-Waterloo CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1 - Kitchener (East)	n/u	n/u	**	**	1.6 a	1.7 c	**	0.8 a	2.7 c	1.3 a
Zone 2 - Kitchener (Central)	n/s	n/s	n/s	n/s	n/u	n/s	**	**	**	**
Zone 3 - Kitchener (West)	n/u	n/u	**	**	++	**	++	++	++	++
Kitchener City	n/s	n/s	++	1.2 a	1.5 b	1.6 c	**	0.7 a	2.3 c	1.1 a
Zone 4 - Waterloo City	**	**	**	**	1.4 a	++	2.1 b	++	2.0 c	**
Zone 5 - Cambridge City	n/u	n/s	**	**	++	++	1.2 a	++	1.1 a	**
Zone 6 - Two Townships	n/u	n/u	**	**	**	**	**	n/s	**	**
Kitchener-Cambridge-Waterloo CMA	**	**	++	**	1.0 a	1.2 d	2.1 c	0.7 b	2.0 c	1.5 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Kitchener (East)	2.2 c	4.0 d	1.6 a	1.1 a	3.3 a	1.7 a	2.0 a	2.4 c	2.7 a	1.7 a
Zone 2 - Kitchener (Central)	1.5 c	**	1.9 c	1.5 a	1.3 a	0.5 a	7.4 c	0.0 d	1.7 a	0.9 a
Zone 3 - Kitchener (West)	0.6 a	2.6 c	2.4 a	2.1 a	2.5 a	1.6 a	4.5 b	2.6 c	2.5 a	1.9 a
Kitchener City	1.5 b	3.0 d	1.9 a	1.5 a	2.8 a	1.5 a	3.0 a	2.3 b	2.5 a	1.6 a
Zone 4 - Waterloo City	**	**	2.3 b	1.2 a	1.6 a	0.8 a	1.3 a	4.6 d	1.8 a	1.4 a
Zone 5 - Cambridge City	**	**	4.0 b	1.7 b	4.5 b	2.8 a	2.4 c	3.8 c	4.2 b	2.6 a
Zone 6 - Two Townships	0.0 a	0.0 a	3.7 b	2.8 a	2.1 b	2.1 a	**	**	2.5 a	2.2 a
Kitchener-Cambridge-Waterloo CMA	1.6 b	2.8 c	2.3 a	1.5 a	2.9 a	1.6 a	2.5 a	3.1 b	2.4 a	1.8 a

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Kitchener (East)	613 b	610 b	722 a	732 a	842 a	850 a	983 a	991 a	818 a	827 a
Zone 2 - Kitchener (Central)	541 a	553 b	701 a	701 a	876 b	902 b	1,033 c	1,164 d	776 a	794 a
Zone 3 - Kitchener (West)	613 a	651 a	749 a	779 a	864 a	918 a	1,020 a	1,045 a	828 a	866 a
Kitchener City	582 a	601 a	727 a	741 a	852 a	875 a	996 a	1,005 a	814 a	833 a
Zone 4 - Waterloo City	654 b	680 b	787 a	792 a	944 a	965 a	1,079 a	1,123 a	908 a	929 a
Zone 5 - Cambridge City	587 a	588 a	745 a	757 a	861 a	869 a	896 a	879 a	835 a	842 a
Zone 6 - Two Townships	539 b	561 b	638 a	673 a	742 a	761 a	**	**	703 a	730 a
Kitchener-Cambridge-Waterloo CMA	589 a	608 a	740 a	752 a	872 a	889 a	999 a	1,015 a	836 a	852 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Kitchener (East)	248	245	2,857	2,852	6,580	6,643	1,212	1,214	10,897	10,954
Zone 2 - Kitchener (Central)	177	180	1,245	1,224	1,522	1,520	82	75	3,026	2,999
Zone 3 - Kitchener (West)	177	180	1,983	2,006	2,874	2,882	441	434	5,475	5,502
Kitchener City	602	605	6,085	6,082	10,976	11,045	1,735	1,723	19,398	19,455
Zone 4 - Waterloo City	84	81	1,697	1,696	3,724	3,602	797	721	6,302	6,100
Zone 5 - Cambridge City	72	80	1,349	1,353	3,672	3,675	449	448	5,542	5,556
Zone 6 - Two Townships	6	6	103	103	200	198	10	9	319	316
Kitchener-Cambridge-Waterloo CMA	764	772	9,234	9,234	18,572	18,520	2,991	2,901	31,561	31,427

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Kitchener (East)	3.9 c	**	3.3 b	2.8 a	5.6 a	3.5 a	3.4 b	3.7 c	4.7 a	3.4 a
Zone 2 - Kitchener (Central)	3.0 d	**	3.1 c	2.0 b	2.5 a	2.0 a	**	1.5 a	2.9 a	2.0 a
Zone 3 - Kitchener (West)	6.0 b	4.5 c	4.5 a	4.3 a	4.4 a	3.8 b	6.2 b	3.8 c	4.7 a	4.0 a
Kitchener City	4.2 b	4.9 c	3.7 a	3.1 a	4.9 b	3.4 a	4.3 a	3.6 b	4.4 a	3.4 a
Zone 4 - Waterloo City	**	**	4.7 b	2.1 a	3.2 b	2.5 a	2.1 c	5.5 c	3.5 b	2.7 a
Zone 5 - Cambridge City	**	**	5.7 b	3.4 b	6.6 a	4.8 a	4.7 c	4.4 c	6.2 a	4.4 a
Zone 6 - Two Townships	0.0 a	0.0 a	3.7 b	3.8 a	2.6 b	5.7 a	**	**	2.9 a	4.7 a
Kitchener-Cambridge-Waterloo CMA	3.9 b	4.3 c	4.2 a	3.0 a	4.8 a	3.5 a	3.8 b	4.2 b	4.5 a	3.4 a

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3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Kitchener-Cambridge-Waterloo CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1 - Kitchener (East)	2.9 b	2.0 b	1.6 a	1.7 a	1.7 a	1.5 a	1.9 b	1.2 a	1.8 a	1.5 a
Zone 2 - Kitchener (Central)	1.1 a	++	0.9 d	1.9 c	1.1 a	1.8 b	++	++	++	1.9 b
Zone 3 - Kitchener (West)	1.8 b	0.8 a	1.9 a	1.7 a	1.6 a	1.5 a	3.3 d	1.0 a	1.7 a	1.7 a
Kitchener City	2.2 a	1.3 a	1.6 a	1.7 a	1.6 a	1.5 a	2.1 b	1.1 a	1.6 a	1.6 a
Zone 4 - Waterloo City	2.2 b	1.4 a	2.4 a	1.7 b	1.8 b	1.5 a	2.0 c	1.3 d	2.4 a	1.4 a
Zone 5 - Cambridge City	5.1 d	**	1.6 b	1.3 a	1.4 a	1.2 a	1.2 a	2.1 d	1.6 a	1.1 a
Zone 6 - Two Townships	**	**	++	1.7 b	**	2.9 b	**	**	++	2.8 b
Kitchener-Cambridge-Waterloo CMA	2.4 a	** c	1.7 a	1.7 a	1.5 a	1.5 a	2.0 a	1.2 a	1.7 a	1.5 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - West	10.2 a	**	2.8 a	0.5 a	3.7 b	1.3 a	8.4 c	2.5 c	3.7 b	1.1 a
Zone 2 - South	6.6 c	**	2.7 a	0.3 a	2.4 a	0.6 a	5.5 b	1.1 a	2.8 a	0.6 a
Zone 3 - East	**	**	4.4 c	2.6 c	4.1 c	2.4 c	0.0 c	0.0 c	4.2 c	2.5 b
Guelph CMA	**8.5 b**	**3.9 d**	**3.0 a**	**0.7 a**	**3.3 a**	**1.3 a**	**5.3 c**	**1.1 a**	**3.4 a**	**1.1 a**

The following letter codes are used to indicate the reliability of the estimates:
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1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - West	635 a	637 a	781 a	796 a	882 a	896 a	1,027 a	1,020 a	850 a	864 a
Zone 2 - South	602 a	608 b	801 a	818 a	915 a	933 a	1,076 a	1,166 a	860 a	885 a
Zone 3 - East	608 b	638 b	725 a	738 a	853 a	867 a	957 a	949 a	819 a	839 a
Guelph CMA	**611 a**	**620 a**	**782 a**	**797 a**	**887 a**	**903 a**	**1,022 a**	**1,036 a**	**848 a**	**867 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - West	46	40	969	974	1,753	1,751	113	111	2,881	2,876
Zone 2 - South	133	131	992	948	1,322	1,276	72	72	2,519	2,427
Zone 3 - East	39	39	314	314	753	757	92	92	1,198	1,202
Guelph CMA	**218**	**210**	**2,275**	**2,234**	**3,828**	**3,784**	**277**	**275**	**6,598**	**6,505**

The following letter codes are used to indicate the reliability of the estimates:
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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - West	12.1 a	**	5.7 a	1.4 a	6.3 a	2.2 a	13.2 c	2.5 c	6.5 a	2.0 a
Zone 2 - South	10.8 d	**	5.2 a	1.5 a	4.5 a	1.2 a	6.9 b	3.1 c	5.2 a	1.7 a
Zone 3 - East	**	**	6.4 b	3.4 d	6.5 b	3.5 d	**	0.0 c	6.5 b	3.4 c
Guelph CMA	**11.8 c**	**	**5.6 a**	**1.7 a**	**5.7 a**	**2.1 a**	**8.7 c**	**1.7 c**	**6.0 a**	**2.1 a**

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Guelph CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1 - West	++	++	1.1 a	0.8 a	1.1 a	1.2 a	0.4 b	1.2 d	1.2 a	1.0 a
Zone 2 - South	**	1.5 d	++	++	0.5 a	0.8 a	1.3 a	**	++	0.9 a
Zone 3 - East	1.7 c	1.5 c	1.8 b	1.0 a	1.2 a	0.6 a	1.4 d	++	1.1 a	0.9 a
Guelph CMA	**2.7 c**	**1.3 a**	**0.8 a**	**0.6 a**	**0.9 a**	**0.9 a**	**0.9 a**	**2.3 c**	**0.7 a**	**1.0 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Guelph CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Guelph CMA										
Pre 1960	**	**	**	5.1 d	4.2 c	2.8 c	**	0.0 d	4.6 c	3.6 d
1960 - 1974	11.1 c	**	3.9 a	0.5 a	3.7 b	1.6 b	5.2 d	1.1 a	4.0 a	1.3 a
1975 - 1989	5.5 a	1.3 a	1.8 a	0.1 a	2.5 a	0.3 a	**	**	2.3 a	0.3 a
1990+	n/u	n/u	**	**	**	**	**	**	**	**
Total	8.5 b	3.9 d	3.0 a	0.7 a	3.3 a	1.3 a	5.3 c	1.1 a	3.4 a	1.1 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Guelph CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Guelph CMA										
Pre 1960	489 b	527 c	648 a	681 a	849 a	847 a	980 a	1,139 b	758 a	774 a
1960 - 1974	628 a	662 a	776 a	791 a	868 a	886 a	992 a	1,007 a	838 a	861 a
1975 - 1989	660 a	658 b	815 a	820 a	930 a	938 a	1,105 a	1,103 a	883 a	888 a
1990+	n/u	n/u	615 b	**	818 b	929 a	**	**	835 b	946 b
Total	611 a	620 a	782 a	797 a	887 a	903 a	1,022 a	1,036 a	848 a	867 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Guelph CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Guelph CMA										
3 to 5 Units	**	0.0 d	**	4.9 d	3.3 d	3.1 d	**	**	4.5 c	3.8 d
6 to 19 Units	**	**	5.1 c	1.0 d	4.5 c	3.3 c	**	0.0 c	4.6 b	2.6 b
20 to 49 Units	**	**	2.2 a	0.3 b	1.9 b	1.0 d	13.7 a	0.0 c	2.6 a	0.7 a
50 to 99 Units	15.6 a	3.1 a	3.6 a	0.3 a	4.4 a	0.3 a	0.0 a	3.7 d	4.1 a	0.5 a
100+ Units	**	**	1.5 a	0.5 a	1.2 a	0.1 a	**	**	1.4 a	0.4 a
Total	8.5 b	3.9 d	3.0 a	0.7 a	3.3 a	1.3 a	5.3 c	1.1 a	3.4 a	1.1 a

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Guelph CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Guelph CMA										
3 to 5 Units	522 d	608 a	657 a	718 a	813 a	872 a	915 a	1,059 b	772 a	820 a
6 to 19 Units	573 a	590 b	692 a	709 a	820 a	839 a	1,037 b	1,030 b	790 a	829 a
20 to 49 Units	579 b	**	770 a	801 a	873 a	903 a	935 a	950 a	827 a	859 a
50 to 99 Units	710 a	702 a	813 a	815 a	939 a	941 a	1,117 a	1,110 a	889 a	888 a
100+ Units	**	**	808 a	822 a	914 a	924 a	**	**	873 a	888 a
Total	611 a	620 a	782 a	797 a	887 a	903 a	1,022 a	1,036 a	848 a	867 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Guelph CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - West	**	4.7 d	3.2 d	3.8 d	3.3 a	0.7 a	5.1 b	0.3 a	1.0 a	0.6 a
Zone 2 - South	6.5 c	0.0 d	6.3 b	1.4 d	2.9 a	1.0 d	1.8 a	0.4 a	1.8 a	0.3 a
Zone 3 - East	**	**	4.7 c	2.4 c	0.9 a	**	**	**	n/u	n/u
Guelph CMA	4.5 c	3.8 d	4.6 b	2.6 b	2.6 a	0.7 a	4.1 a	0.5 a	1.4 a	0.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Guelph CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Guelph CMA										
LT $600	11.3 d	**	5.0 d	0.0 d	**	**	n/s	n/s	7.8 c	5.7 d
$600 - $699	**	1.5 d	2.5 c	0.7 b	0.9 d	0.0 d	n/s	n/s	2.7 b	0.7 b
$700 - $799	18.3 d	**	3.0 b	0.7 a	1.8 b	1.0 a	**	**	3.0 b	1.0 a
$800 - $899	**	**	3.2 b	0.1 a	4.7 c	1.3 a	**	**	4.1 b	0.8 a
$900 - $999	n/s	n/s	3.7 b	1.3 a	3.3 b	0.3 a	9.3 c	**	3.6 a	0.5 a
$1000+	n/s	n/s	**	**	1.4 a	1.8 c	3.1 d	1.7 c	1.9 a	1.7 c
Total	8.5 b	3.9 d	3.0 a	0.7 a	3.3 a	1.3 a	5.3 c	1.1 a	3.4 a	1.1 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - West	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Zone 2 - South	n/u	n/u	n/u	n/u	**	0.0 a	1.7 c	2.1 a	1.3 a	1.7 a
Zone 3 - East	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**	**	**	**	**	**	1.6 b	2.2 a	1.2 a	1.8 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - West	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Zone 2 - South	n/u	n/u	n/u	n/u	1,079 a	1,093 a	1,242 a	1,243 a	1,203 a	1,211 a
Zone 3 - East	n/u	**	**	**	**	**	**	**	**	**
Guelph CMA	n/u	**	**	**	1,045 a	1,081 a	1,190 a	1,176 a	1,156 a	1,157 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - West	0	0	0	0	33	33	118	117	151	150
Zone 2 - South	0	0	0	0	118	118	423	424	541	542
Zone 3 - East	1	1	1	1	2	2	16	40	20	44
Guelph CMA	1	1	1	1	153	153	557	581	712	736

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - West	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Zone 2 - South	n/u	n/u	n/u	n/u	3.6 b	4.2 a	4.7 c	4.7 a	4.5 b	4.6 a
Zone 3 - East	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**	**	**	**	3.4 b	4.1 d	4.7 b	4.0 b	4.4 b	4.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Guelph CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1 - West	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Zone 2 - South	n/u	n/u	n/u	n/u	1.1 a	1.8 a	1.5 a	1.0 a	1.4 a	1.1 a
Zone 3 - East	n/u	n/s	**	**	**	**	n/s	**	**	**
Guelph CMA	n/u	n/s	**	**	1.2 a	1.8 c	1.1 a	0.8 a	1.2 a	0.7 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - West	10.2 a	**	2.8 a	0.5 a	3.6 b	1.3 a	4.9 b	2.7 b	3.6 a	1.2 a
Zone 2 - South	6.6 c	**	2.7 a	0.3 a	2.2 a	0.5 a	2.3 b	1.9 a	2.6 a	0.8 a
Zone 3 - East	**	**	4.4 c	2.6 c	4.1 c	2.4 c	0.0 c	0.0 c	4.1 c	2.4 b
Guelph CMA	**8.5 b**	**3.9 d**	**3.0 a**	**0.7 a**	**3.2 a**	**1.2 a**	**2.8 a**	**1.8 a**	**3.2 a**	**1.2 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - West	635 a	637 a	781 a	796 a	882 a	896 a	1,004 a	979 a	856 a	868 a
Zone 2 - South	602 a	608 b	801 a	818 a	930 a	946 a	1,218 a	1,229 a	922 a	946 a
Zone 3 - East	608 b	613 c	724 a	737 a	853 a	866 a	1,031 b	1,032 b	825 a	851 a
Guelph CMA	**611 a**	**617 a**	**782 a**	**797 a**	**894 a**	**908 a**	**1,139 a**	**1,129 a**	**879 a**	**897 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - West	46	40	969	974	1,786	1,784	231	228	3,032	3,026
Zone 2 - South	133	131	992	948	1,440	1,394	495	496	3,060	2,969
Zone 3 - East	40	40	315	315	755	759	108	132	1,218	1,246
Guelph CMA	**219**	**211**	**2,276**	**2,237**	**3,981**	**3,937**	**834**	**856**	**7,310**	**7,241**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - West	12.1 a	**	5.7 a	1.4 a	6.2 a	2.2 a	9.0 a	2.7 b	6.4 a	2.0 a
Zone 2 - South	10.8 d	**	5.2 a	1.5 a	4.4 a	1.5 a	5.1 b	4.4 a	5.1 a	2.2 a
Zone 3 - East	**	**	6.4 b	3.4 d	6.5 b	3.5 d	**	0.0 c	6.4 b	3.3 c
Guelph CMA	**11.7 c**	******	**5.6 a**	**1.7 a**	**5.6 a**	**2.2 a**	**5.9 b**	**3.2 b**	**5.8 a**	**2.3 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Guelph CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1 - West	++	++	1.1 a	0.8 a	1.1 a	1.2 a	++	1.0 d	1.1 a	1.0 a
Zone 2 - South	**	1.5 d	++	++	0.6 a	1.0 a	1.4 a	3.4 d	0.3 b	0.9 a
Zone 3 - East	1.7 c	1.5 c	1.9 b	1.0 a	1.2 a	0.6 a	++	++	1.2 a	0.8 a
Guelph CMA	**2.7 c**	**1.3 a**	**0.8 a**	**0.6 a**	**0.9 a**	**1.0 a**	**0.9 a**	**1.9 c**	**0.8 a**	**0.9 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dweiling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montréal, Ottawa, Québec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. A centre's median income is divided by the level of income required for a household to rent a median priced two-bedroom apartment using 30 per cent of income. The result is then multiplied by 100. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable. For years for which the median income is not available, CMHC has developed forecasts.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2009. CMHC has developed forecasts of median renter household income for 2010 and 2011. It should be noted that nominal values for both median rent and median incomes have been used to calculate the rental affordability indicator.

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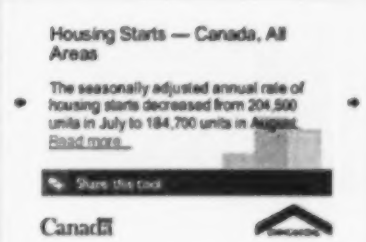
✓ Housing Market Information

✓ Monthly Housing Starts

✓ One simple tool to share or host on your website


Housing Starts — Canada, All Areas
The seasonally adjusted annual rate of housing starts decreased from 204,500 units in July to 184,700 units in August.
Read more...
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Canada

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